

Downtown Retail Space for Lease

25-27 E. Court Street
Cincinnati, OH
Restaurant, Bakery, Cafe



Spacious, light-filled area featuring three large bays and expansive windows. Located at the center of the Court Street Plaza redevelopment, this versatile space is ideal for a wide range of uses — restaurant, bakery, cafe, office, retail, community gathering space, salon, spa, or other service-oriented concepts. With a growing residential population directly above and throughout the surrounding area, the location offers strong built-in demand. Excellent street visibility in a high-traffic downtown corridor enhances exposure and accessibility.

FEATURES:

- 1,750 SF Available for Lease
- 50 feet of premium street frontage
- Three open areas—configurable into one continuous space
- Large storefront windows provide excellent natural light
- Original exposed brick and industrial beams create a distinctive aesthetic throughout
- Full kitchen capability with existing plumbing, electrical, and wiring
- 10' commercial hood already installed
- Two ADA-compliant restrooms currently under construction
- Potential for outdoor patio seating
- Convenient proximity to the courthouse, Kroger, and other major downtown anchors
- Prominent location within the revitalized Court Street Plaza environment

LOCATION:

**25-27 E. Court Street
Cincinnati, OH 45202
Hamilton County**

Demographics:	1-mile	3-mile	5-mile
Population:	25,368	161,286	331,357
Daytime Employees:	118,655	246,931	306,647
Avg. HH Income:	\$101,420	\$76,073	\$78,192
Avg. # of Households:	13,857	73,496	145,193

CONTACT:

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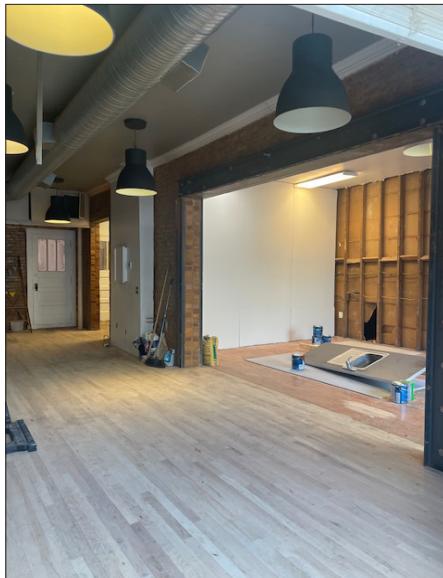
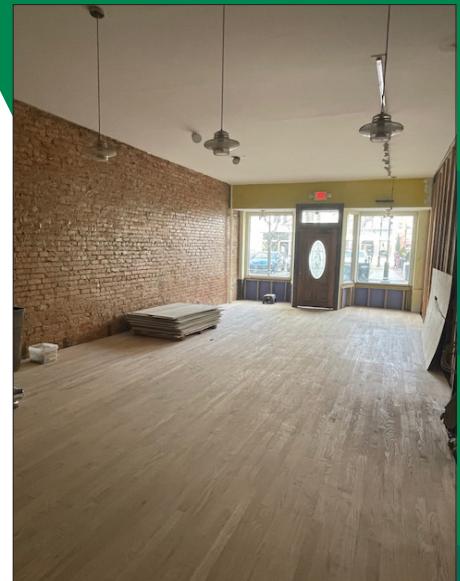
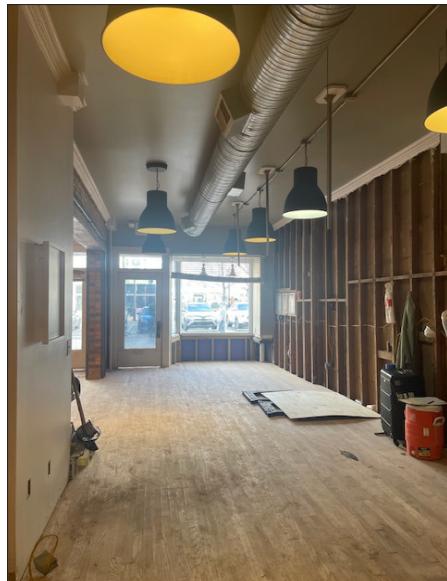


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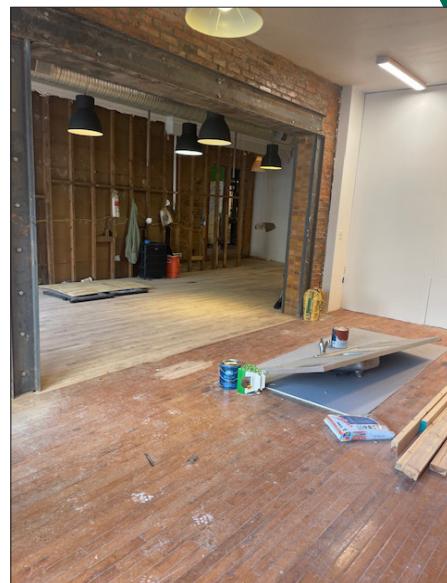
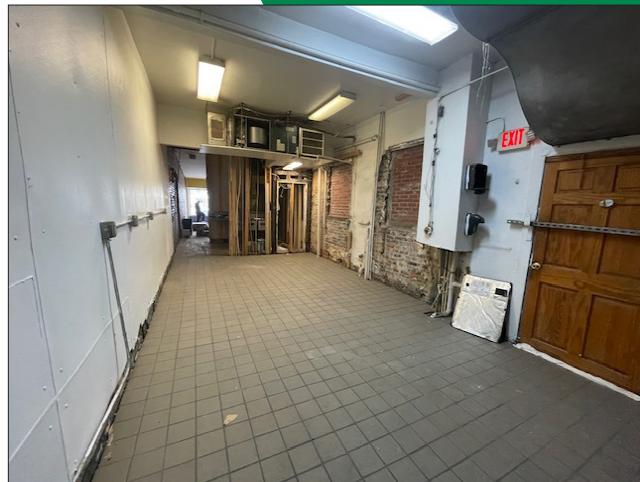
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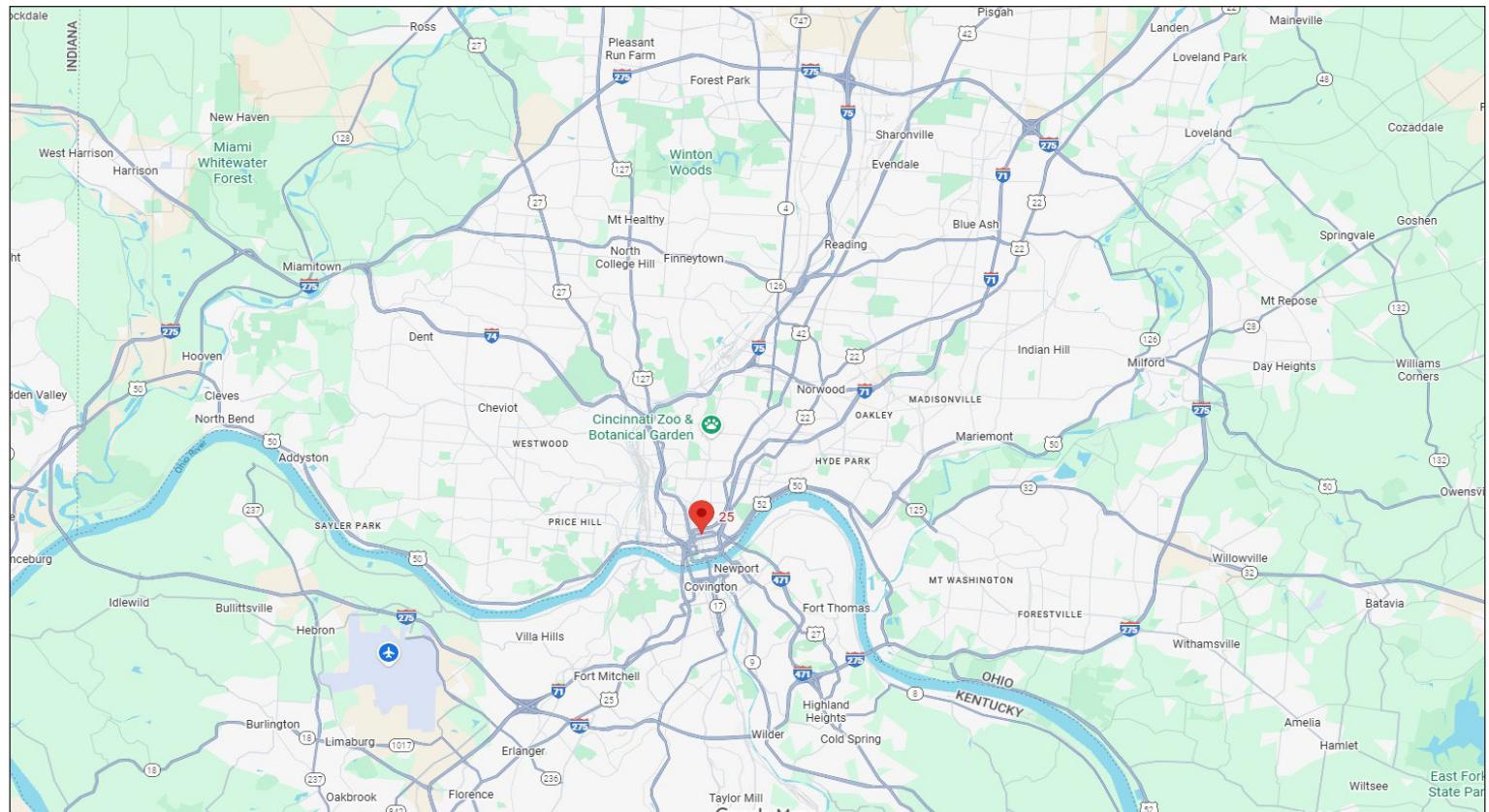
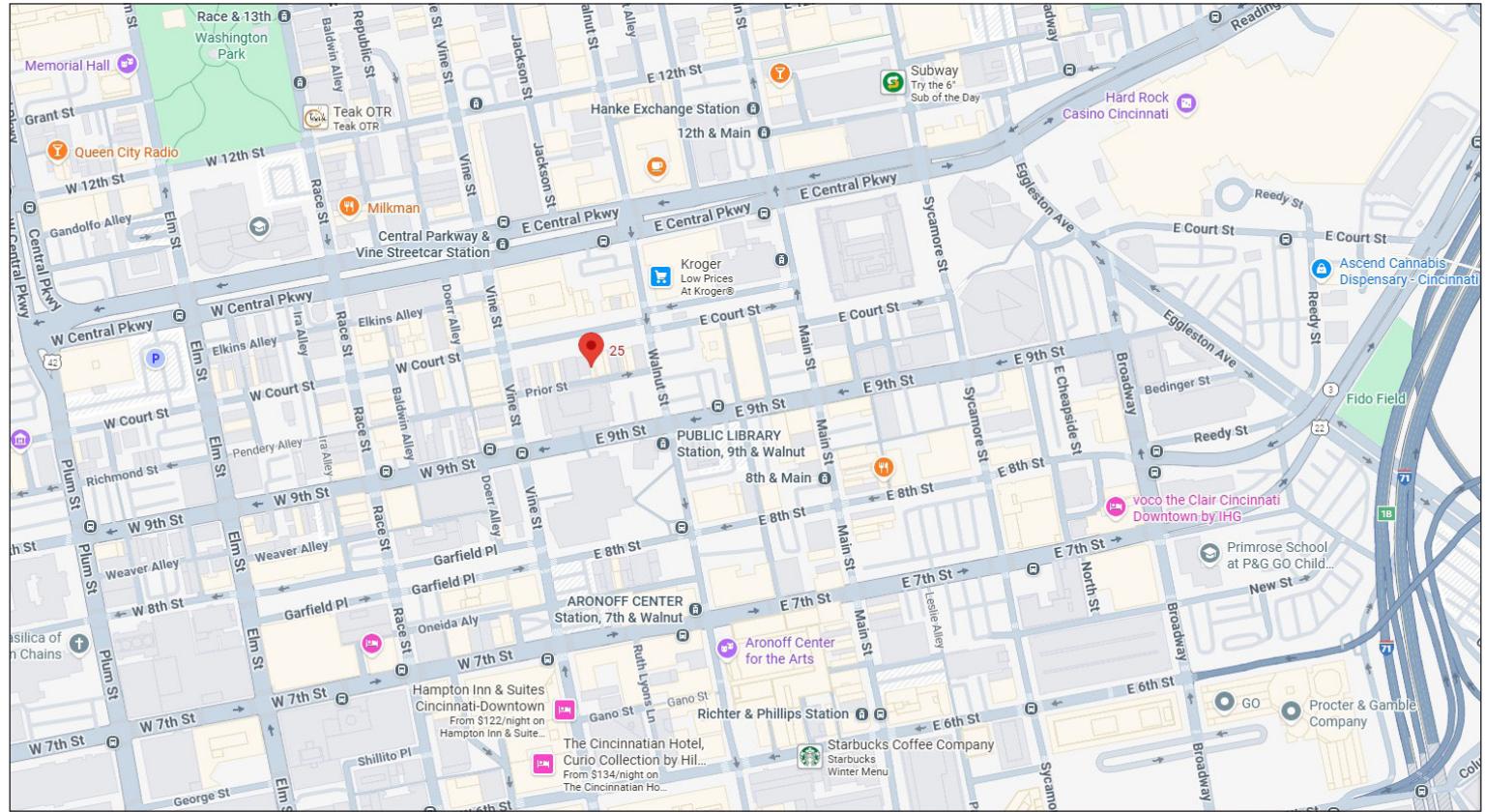
25-27 East Court Street



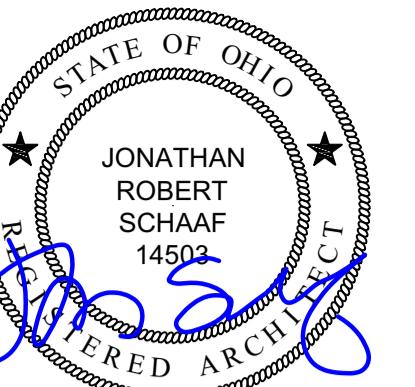
25-27 East Court Street



25-27 E Court Street







Jonathan Robert Schaaf #14503
Expiration Date 12/31/2025

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NEW CONSTRUCTION KEY NOTES

1. INFILL OPENING IN SOLID MASONRY EXTERIOR WALL. MATCH IN LIKE KIND / FINISH FLUSH TO PROVIDE A UNIFORM LOOK. REFER TO DETAIL G/A2.1.
2. HVAC ENCLOSURE ABOVE TO REMAIN.
3. REPAIR / PATCH EXISTING WALL AS REQUIRED FOR LIKE NEW APPEARANCE.
4. INFILL FLOOR AFTER WALL REMOVAL. REFER TO DETAIL H/A2.1.

GENERAL NOTES

1. COORDINATE ALL ROUGH IN LOCATIONS WITH EQUIPMENT REQUIREMENTS, ETC.
2. COORDINATE ANY APPLICABLE FINISHES WITH BUILDING STANDARDS.
3. INSTALL NEW SEALANT AT ALL APPLICABLE INTERIOR AND EXTERIOR JOINTS.
4. FIELD COORDINATE EX. FRAMING CONDITIONS & COORDINATE ANY DISCREPANCIES W/ ARCHITECT.
5. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
6. INSTALL FIRESTOP BLOCKING AT ALL LOCATIONS REQUIRED BY FRAMING, SOFFITS, ETC. TO ELIMINATE ALL OPEN STUD CAVITIES. PROVIDE FIRESTOP BLOCKING AT CEILING LINE AS REQ'D TYPICAL.
7. COORDINATE WORK WITH APPLICABLE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS. PROVIDE ANY REQUIRED ACCESS PANELS, ETC. TO ACCESS CONCEALED WORK.
8. DIMENSIONS
 - A. DIMENSIONS ARE TO FACE OF EXISTING FINISHES AND TO FACE OF STUD FOR NEW WALL FRAMING.
 - B. INTERIOR WOOD STUD PARTITIONS ARE 3-1/2" UNLESS NOTED OTHERWISE.
 - C. DO NOT SCALE DRAWINGS.
 - D. REFER TO DRAWING NOTES AND DETAILS FOR ANY SPECIAL NOTES THAT GOVERN LAYOUT.
9. LAYOUT
 - A. LOCATE JAMBS MINIMUM OF 4" FROM CORNER TO OUTSIDE EDGE OF FRAME WHERE POSSIBLE, EXCEPT WHERE NOTED OTHERWISE.
 - B. MAINTAIN ALL MANEUVERING CLEARANCE FOR ALL DOORS PER "MANEUVERING CLEARANCES AT DOORS DIAGRAM BASED UPON FIGURE 404.2.3.2 ANSI. COORDINATE ALL CONFLICTS WITH THE ARCHITECT.
10. ADJUSTMENTS
 - A. CAULK ALL OPEN JOINTS, FRAMES, TRIM, AND WALLS. FILL ALL JOINTS SLIGHTLY CONCAVE.
 - B. LUBRICATE AND ADJUST ALL OPERATING MECHANISMS, INCLUDING DOOR HARDWARE, FOR SMOOTH OPERATION.
 - C. PATCH AND REPAIR ALL CEILINGS, WALLS, MULLIONS, HVAC ENCLOSURES, AND SILLS WHERE REQUIRED.
11. FINISHES: COORDINATE ALL WITH OWNER AS APPLICABLE.
12. PROVIDE WOOD BLOCKING AS REQUIRED TO SUPPORT WALL MOUNTED ITEMS, TOILET ACCESSORIES, DOOR STOPS, AND AS SPECIFICALLY NOTED. CONCEAL ALL BLOCKING IN WALLS. BLOCKING SHALL BE A MINIMUM OF 2X8. FIELD COORDINATE.
13. PATCH ALL EX. WALLS AS REQ'D INCLUDING SCARS FROM DEMOLITION, NEW WIRING, ETC. TO LIKE NEW CONDITION. MATCH ADJACENT AS APPLICABLE.

Landlord Alterations For:
27 E Court St

27 E Court St
Cincinnati, OH 45202

This architectural floor plan illustrates a building section with the following key features and dimensions:

- KITCHEN:** Located on the left, featuring a HOOD above the range. A vertical stack (1) is connected to the hood, and a vertical duct (3) is connected to the stack.
- EXTERIOR COURTYARD:** A large open space to the right of the kitchen.
- TOILET:** A room containing two fixtures, labeled 106A and 106B.
- ALCOVE:** A room containing fixtures labeled 105 and 104.
- JAN.** A room labeled 107.
- VACANT TENANT:** Rooms 101, 102, and 103 are marked as vacant.
- PROPERTY LINE:** Indicated by a red dashed line at the bottom left, labeled "PROPERTY LINE" and "PRC #C".
- UP:** Vertical arrows indicate upward movement at several points.
- DN:** A vertical arrow indicates downward movement.
- Dimensions:** Vertical dimensions include 3'-1", 4'-0", ±10'-8 3/4", 12'-0", 4'-0", 4'-8", 7'-3 5/8", 7'-11", ±11'-9", 5'-6", and ±2'-1 3/4". Horizontal dimensions include 3'-1", 4'-0", 4'-8", 7'-3 5/8", 7'-11", ±11'-9", 5'-6", and ±2'-1 3/4".
- Fixtures:** Various fixtures are labeled with codes such as E A2.1, F A2.1, W-1, W-2, W-3, and W-4.
- Labels:** Labels include "HOOD", "KITCHEN", "EXTERIOR COURTYARD", "TOILET", "ALCOVE", "JAN.", "VACANT TENANT", "PROPERTY LINE", "PRC #C", and "UP".

A PROPOSED FIRST FLOOR PLAN

Project Number	
2023-107	
Date	
October 15, 2024	
Date	Issue
04.22.24	SD
05.24.24	SD
06.10.24	SD
07.08.24	SD Review
08.09.24	Review
08.16.24	Construction
10.15.24	Revision 1
Sheet Title	
Proposed First Floor Plan	

Sheet Number

A1.1

Demographic Summary Report

25-29 E Court St, Cincinnati, OH 45202

Building Type: General Retail	Total Available: 0 SF		
Secondary: Storefront	% Leased: 100%		
GLA: 9,555 SF	Rent/SF/Yr: -		
Year Built: 1875			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	26,045	164,803	335,563
2024 Estimate	25,368	161,286	331,357
2020 Census	20,940	143,939	309,820
Growth 2024 - 2029	2.67%	2.18%	1.27%
Growth 2020 - 2024	21.15%	12.05%	6.95%
2024 Population by Hispanic Origin	870	7,375	15,609
2024 Population	25,368	161,286	331,357
White	13,751 54.21%	103,371 64.09%	206,976 62.46%
Black	8,995 35.46%	38,259 23.72%	86,328 26.05%
Am. Indian & Alaskan	16 0.06%	697 0.43%	1,154 0.35%
Asian	751 2.96%	5,169 3.20%	7,645 2.31%
Hawaiian & Pacific Island	3 0.01%	38 0.02%	58 0.02%
Other	1,852 7.30%	13,752 8.53%	29,196 8.81%
U.S. Armed Forces	54	73	231
Households			
2029 Projection	14,254	75,198	147,839
2024 Estimate	13,857	73,496	145,943
2020 Census	11,302	65,314	136,560
Growth 2024 - 2029	2.86%	2.32%	1.30%
Growth 2020 - 2024	22.61%	12.53%	6.87%
Owner Occupied	2,614 18.86%	23,045 31.36%	56,435 38.67%
Renter Occupied	11,243 81.14%	50,451 68.64%	89,508 61.33%
2024 Households by HH Income	13,856	73,495	145,943
Income: <\$25,000	3,520 25.40%	23,111 31.45%	42,521 29.14%
Income: \$25,000 - \$50,000	1,933 13.95%	14,744 20.06%	30,605 20.97%
Income: \$50,000 - \$75,000	1,668 12.04%	9,964 13.56%	20,389 13.97%
Income: \$75,000 - \$100,000	1,733 12.51%	7,539 10.26%	14,777 10.13%
Income: \$100,000 - \$125,000	1,327 9.58%	5,265 7.16%	10,740 7.36%
Income: \$125,000 - \$150,000	770 5.56%	3,605 4.91%	7,604 5.21%
Income: \$150,000 - \$200,000	902 6.51%	3,478 4.73%	7,641 5.24%
Income: \$200,000+	2,003 14.46%	5,789 7.88%	11,666 7.99%
2024 Avg Household Income	\$101,420	\$76,073	\$78,192
2024 Med Household Income	\$72,075	\$47,489	\$49,829

